

Lincolnia

Planning District

Existing Conditions Report

February 2015



Fairfax County Board of Supervisors

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Fall plant sale at Green Spring Gardens.
Source: Fairfax County Park Authority

Supervisor District Contact Information

The Lincolnia Planning District is entirely within the Mason Supervisor District.

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The Board of Supervisors in the Board Auditorium at the Fairfax County Government Center.
Source: Fairfax County

General Information

Fairfax County, Virginia

Web site: www.fairfaxcounty.gov

Fairfax Forward

Web site: www.fairfaxcounty.gov/dpz/fairfaxforward/

Lincolnia Planning District Study a component of **Fairfax Forward**

E-mail: DPZLincolnia@fairfaxcounty.gov

Web site: <http://www.fairfaxcounty.gov/dpz/lincolnia/>

Listserv: Subscribe to the free service that provides timely announcements and other information about the study. Look for “Lincolnia Study News” under “Land Use & Development” at

www.fairfaxcounty.gov/email/lists/

Facebook: <https://www.facebook.com/fairfaxlanduse>

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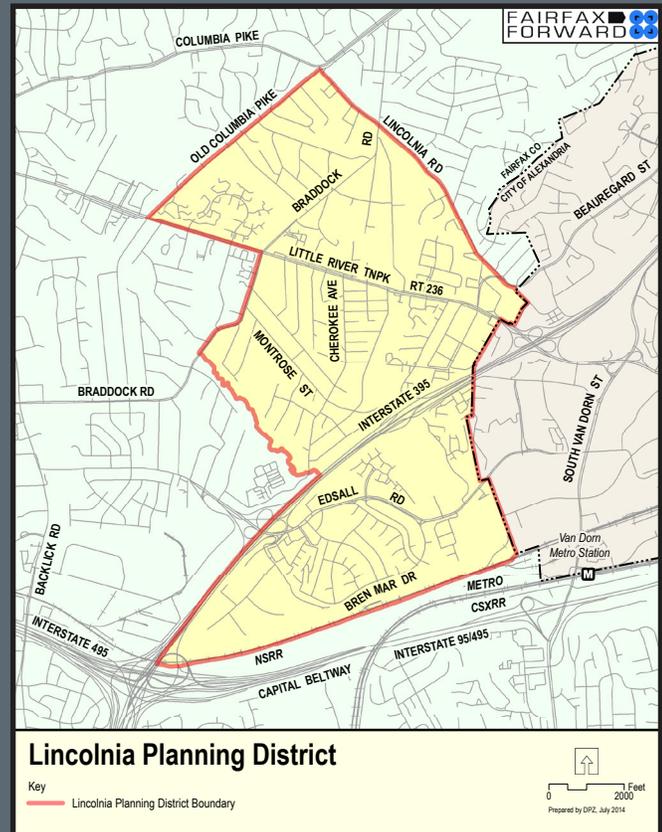
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Subscribe to the free service that provides timely announcements about the Comprehensive Plan, Plan Amendments, and other planning activity. Look for “E-mail Subscriptions” on the county Web site under News and Events or at www.fairfaxcounty.gov/email/lists.



Lincolnia Planning District Map.
Source: Fairfax County DPZ/GIS

Preface

On July 9, 2013, the Board of Supervisors adopted Fairfax Forward, a new review process for the county's long-range land use plan, the Comprehensive Plan. The foundation of the process is a Comprehensive Plan Amendment Work Program. The pilot work program schedules planning studies to begin between 2013-2016. The studies are organized into countywide, activity center and neighborhood planning studies. Countywide studies encompass the review of any Plan guidance applicable to multiple geographic areas or the entire county, and includes Policy Plan sections. Activity center and neighborhood planning studies are organized by the land classifications in the Concept for Future Development (Concept), which geographically divides the county in different types of places.

Mixed-use centers and industrial areas are the county's designated nodes of growth, or "activity centers," and are reviewed as part of activity center planning studies on the work program. The areas outside of activity centers include the majority of the county. These areas are defined as Suburban Neighborhoods, Low Density Residential Areas and Large Institutional Areas. Suburban Neighborhoods and Low Density Residential Areas generally comprise the county's stable neighborhoods and are reviewed as part of the neighborhood planning studies on the work program. Large Institutional Areas in the county, such as Fort Belvoir, Washington Dulles International Airport and George Mason University, have separate jurisdictions for planning purposes and therefore are not eligible for the county's Plan review.

The Lincolnia Planning District (PD), shown in Figure P.2 on page 8, is one of the first areas to be evaluated as a neighborhood planning study on the work program. The majority of the study area is designated as Suburban Neighborhoods on the Concept. A portion of the study area is part of the Beltway South Industrial Area, shown in Figure P.3 on page 9.

It is anticipated that the first phase of the study will be completed in 12-18 months. At the time of publication of this report, the scope of the first phase involves examining the recommendations for the Lincolnia PD in the Comprehensive Plan to update existing conditions and note implemented Plan recommendations. The second phase of the study will consider designating a portion of the study area as an activity center and any potential changes to associated land use recommendations.

The following existing conditions report provides information intended to facilitate the evaluation and formulation of recommendations during both phases of the study. The report includes information about areawide demographics, Comprehensive Plan history, Plan recommendations, land uses, transportation facilities, transit service, housing, environmental conditions, heritage resources, public facilities, human services, and parks and recreation facilities in and nearby the Lincolnia PD (Sections 1-10). Section 11 describes observations and conclusions based on the existing conditions that may be considered a starting point for Plan review efforts. The appendices include data not contained in the body of the report.

More information on Fairfax Forward and the Lincolnia Planning District study is available online at: www.fairfaxcounty.gov/dpz/fairfaxforward and www.fairfaxcounty.gov/dpz/lincolnia/.

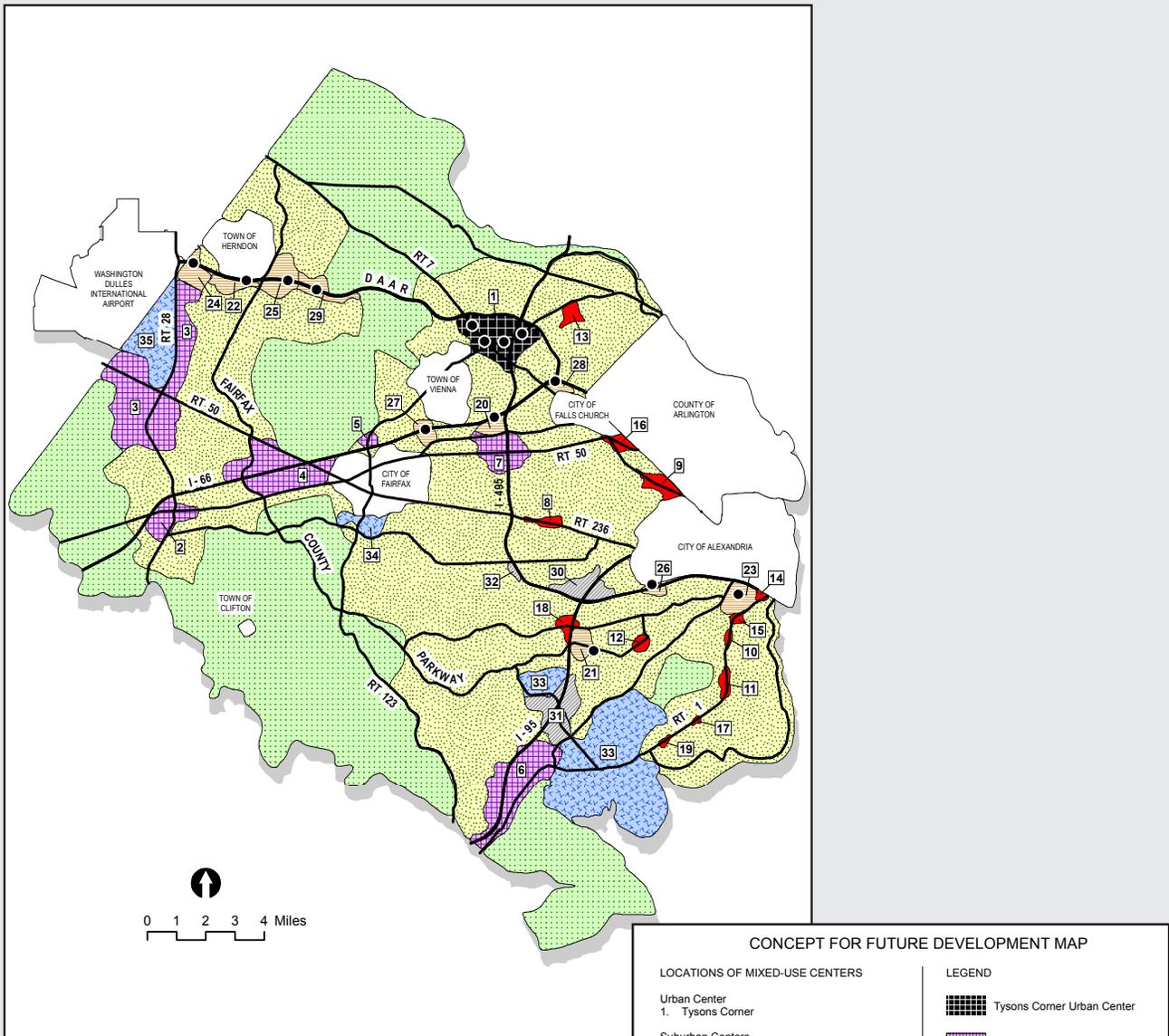


Figure P.1 Concept for Future Development amended through September 23, 2014, as adopted in the Fairfax County Comprehensive Plan.

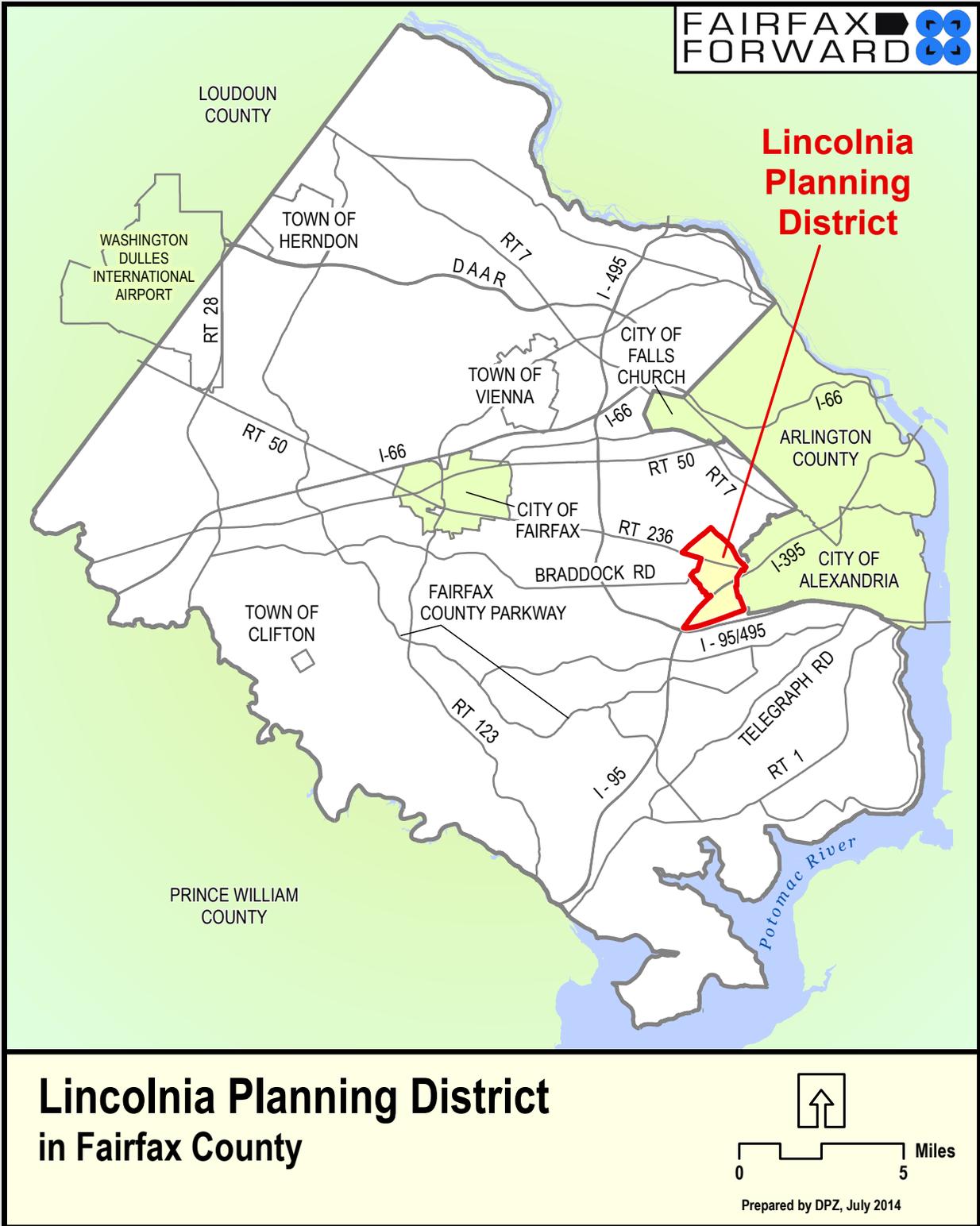


Figure P.2 Lincolnia PD in Fairfax County, Virginia.

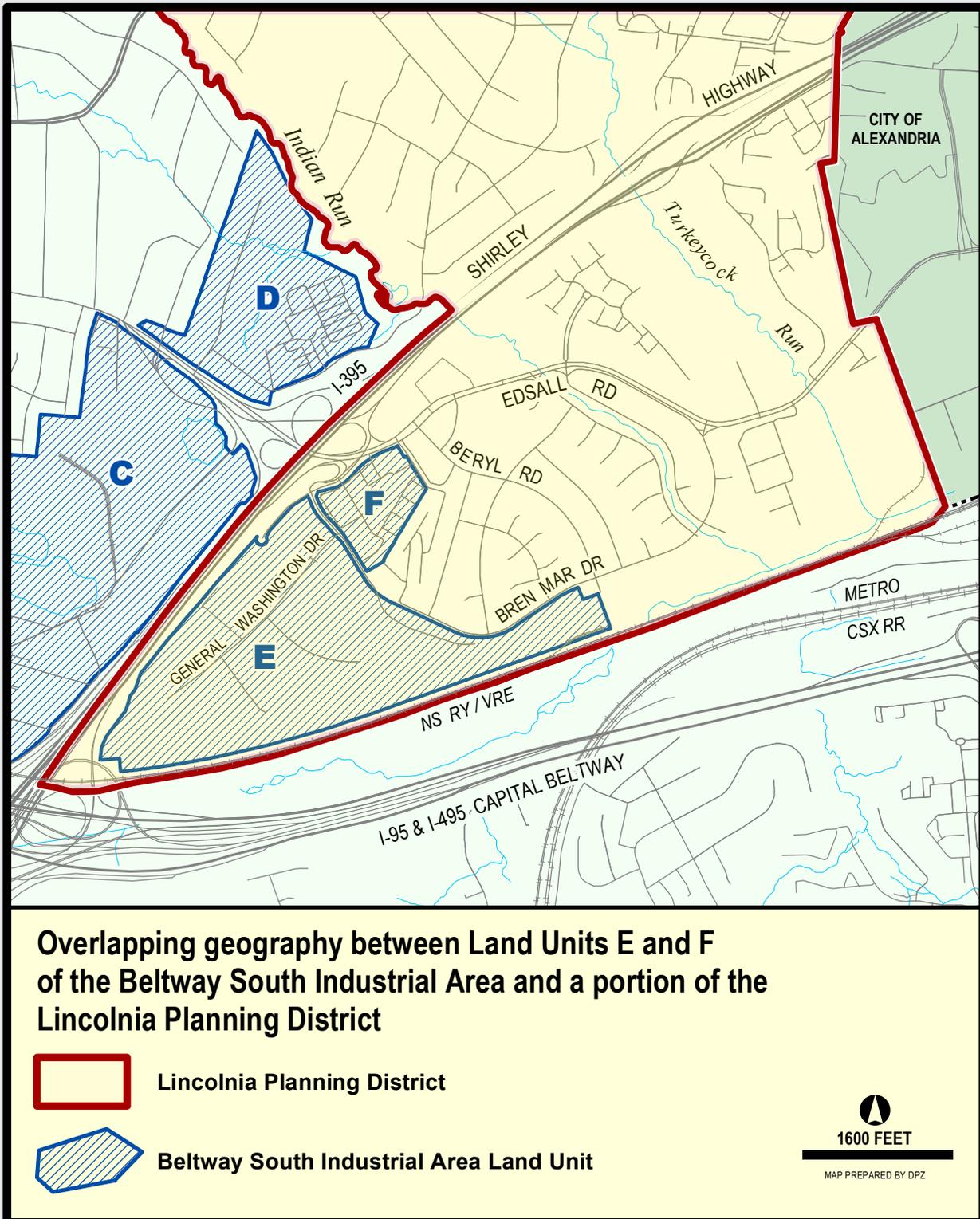


Figure P.3 Portion of Beltway South Industrial Area overlapping with a portion of the Lincolnia PD.

Executive Summary

Overview

The Lincolnia Planning District (PD) is approximately 2,056 acres in size and is located in the eastern part of Fairfax County, bordering the City of Alexandria to the east as shown in Figure E.1. The study area is bounded by Lincolnia Road and Old Columbia Pike to the north; Little River Turnpike (Route 236), Braddock Road, Indian Run Stream Valley and Interstate 395 (I-395) to the west; and the Norfolk Southern Railway/Virginia Railway Express right-of-way to the south.

Main roads that serve the planning district include Little River Turnpike, I-395, Edsall Road, and Braddock Road. Several local and regional destinations are easily accessible by car (5 mile drive or less) from the Lincolnia PD. These areas include Annandale, Baileys Crossroads, the greater Springfield area, and Old Town Alexandria.

Demographics

According to a 2014 population estimate provided by the Fairfax County Department of Neighborhood and Community Services, there are approximately 18,700 residents in the Lincolnia PD. The Lincolnia PD has the second highest population density (people per acre) compared to all planning districts in the county and is the smallest planning district in size. Only the Baileys PD is more densely populated.

A modest increase in both the population and number of households in the Lincolnia PD is projected through 2040, at about three percent. The rate of change is less than the projected countywide growth in population and number of households due to the built out character of the Lincolnia PD.

According to the U.S. Census Bureau's American Community Survey (ACS) three-year estimates from 2010-2012, area residents are culturally diverse and young relative to Fairfax County as a whole, with 52 percent of the population identifying with a race or ethnicity other than white compared to about 37 percent countywide. Approximately 58 percent of the population in Lincolnia speaks a language other than English at home, compared to about 38 percent of the population countywide. The median age for the population of the Lincolnia area is 33, compared to the median age countywide of 37.5.

The estimated number of renters and homeowners is equal in the Lincolnia PD, about 50 percent renters and 50 percent homeowners. This is in contrast to countywide housing tenure, where 70 percent of housing units are owner occupied and the remaining 30 percent are occupied by renters.

Planning History

General planning guidance for the Lincolnia PD and the current geographic boundaries of the study area can be traced back to the Area I volume of the Comprehensive Plan (Plan) adopted by the Board of Supervisors on June 16, 1975. Since 1991, seven changes to existing land use recommendations for the Lincolnia PD were adopted. These changes generally added residential land use recommendations to site-specific Plan text, and did not result in options for substantial increases in density. This is indicative of the predominantly stable nature of the area's land uses.

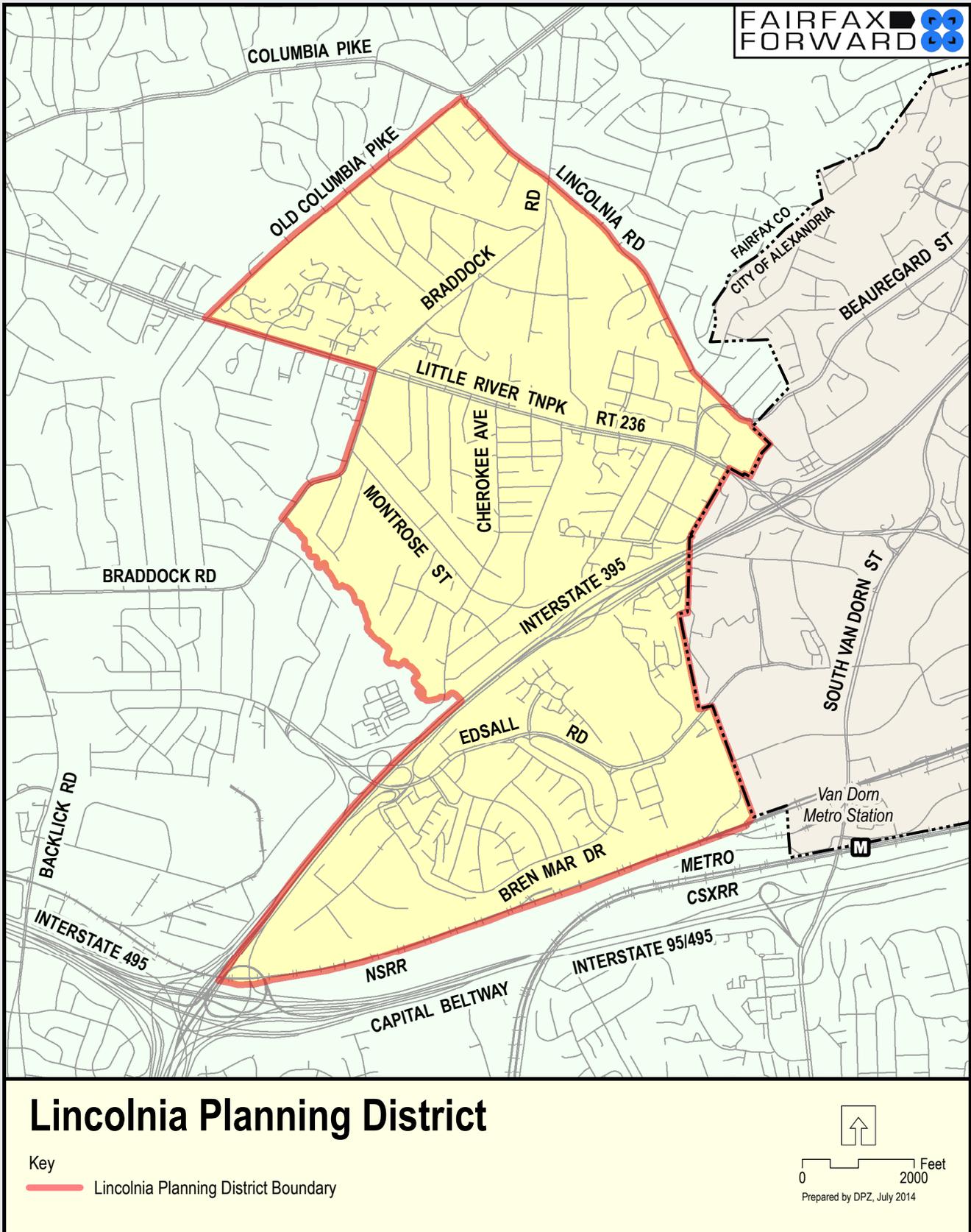


Figure E.1 Lincolnia Planning District study area.
Source: Fairfax County GIS/DPZ

Land Use

The majority of the Lincolnia PD is classified as Suburban Neighborhoods by the Concept for Future Development (Concept). These areas are recommended to be protected and maintained. The portion of the Beltway South Industrial Area in the study area, shown in the Preface in Figure P.3, is recommended to maintain the predominantly industrial character and follow appropriate guidelines for land use, intensity and transitions to adjacent uses outside of the industrial area.

Residential uses encompass just over half of the acreage in the Lincolnia PD as shown in Figure E.2 below. The study area contains single family detached, townhouse, and multifamily units. Public recreation and open space comprise the greatest amount of nonresidential acreage. As shown in Figure E.3, the greatest amount of existing nonresidential gross floor area is occupied by industrial uses, approximately 1.8 million square feet. The greatest amount of planned nonresidential use is retail, approximately 3.2 million square feet. Notable industrial and commercial areas include the Plaza 500 light industrial/office area, Plaza at Landmark Shopping Center at North Beauregard Street and Little River Turnpike, and the Brighton Mall plaza (Grand Mart grocery store area) along the south side of Little River Turnpike, opposite the Plaza at Landmark Shopping Center.

The study area is primarily developed with residential uses as intended by the Plan; however, the number of existing townhouse and multifamily units exceeds what is envisioned by the Plan as shown in Figure E.3. The amount of office use also exceeds current Plan recommendations.

Transportation

The Comprehensive Plan recommends few transportation improvements for the study area. The one major recommended roadway improvement is to widen Little River Turnpike to six lanes. Based on an analysis of existing trails, bike lanes and sidewalks, pedestrian and bicycle connectivity throughout the study area could be improved. The Countywide Bicycle Master Plan recommends bicycle facilities in the Lincolnia PD to help bicyclists travel safely through the study area to reach places of activity.

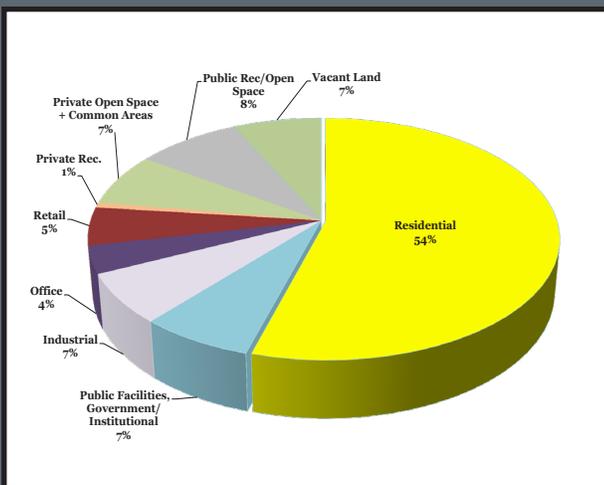


Figure E.2: Distribution of existing land uses by acreage. Source: Fairfax County GIS

Residential Development		
Land Use	Existing Dwelling Units	Planned Dwelling Units
Single Family	1,629	2,492
Townhouse	1,721	1,313
Multifamily	4,170	3,508
Total	7,520	7,313
Nonresidential Development		
Land Use	Existing gross floor area (sq ft)	Planned gross floor area (sq ft)
Public Facilities, Government/Institutional	231,151	292,551
Office	1,077,375	365,720
Industrial	1,829,331	2,359,402
Retail	1,236,958	3,234,493
Total	4,374,815	6,252,166

Figure E.3: Comparison of existing and planned land uses. Source: Fairfax County GIS

In terms of transit service, the area is served by buses via Fairfax County Connector, Washington Metropolitan Transit Authority (WMATA) Metrobus, and Alexandria Transit Company Driving Alexandria Safely Home (DASH). Buses use Little River Turnpike as a major cross-county connection which results in a high level of transit service in the study area. Proximity to the Mark Center, a Department of Defense Washington Headquarters Services facility, and I-395 also contributes to the greater number of bus routes that serve the study area.

The Fairfax County Transit Development Plan and TransAction 2040, a regional transportation plan published by the Northern Virginia Transportation Authority, recommend the implementation of Priority Bus Service on Little River Turnpike from the City of Fairfax to the City of Alexandria. Priority bus service often indicates limited stop service, which has fewer stops spaced farther apart and provides a faster travel time.

Housing

The adopted Comprehensive Plan lists assisted housing that is occupied or under construction within the Lincolnia PD and the types of programs that support the assisted housing projects. As of October 2014, there are 358 affordable housing units identified in the Lincolnia PD.

Environment

The Lincolnia PD contains approximately 365 acres of Resource Protection Area (RPA) associated with Turkeycock Run, Indian Run, and Backlick Run stream valleys.

The Lincolnia PD falls entirely within the Cameron Run watershed. The Cameron Run watershed is comprised of eight smaller subwatersheds. The Lincolnia PD is predominately within the Turkeycock Run subwatershed. The Turkeycock Run subwatershed is characterized by high development density and significantly degraded stream habitat conditions. The primary goal for subwatersheds in this condition is to prevent their further degradation and to take active measures to improve water quality.



Fairfax Connector Bus.
Source: Fairfax County DOT.

RPAs are corridors of environmentally sensitive land located alongside or near the shorelines of streams, rivers, and other waterways. RPAs supply important biological and ecological functions such as protecting water quality, filtering pollutants out of stormwater runoff, reducing the volume of stormwater runoff, and preventing erosion.

According to spatial analysis of the study area, approximately 711 acres, or 35 percent of the study area is covered by impervious surfaces consisting of streets, sidewalks, buildings, parking lots, and pools.

Heritage Resources

There are three historic sites in the Lincolnia PD that are included in the Fairfax County Inventory of Historic Sites. These sites are the Green Spring Farm/Moss House, listed in the National Register of Historic Places in addition to the Fairfax County Inventory of Historic Sites; the Mount Pleasant Baptist Church Cemetery; and the location of the former Tobey House, which has been demolished.

Public Facilities

Seven schools serve students in the Lincolnia PD: four elementary schools, one middle school, and two high schools. Of these schools, Bren Mar Park Elementary and Holmes Middle schools are located in the study area. Within the next six years, school capacity deficits are projected at all of the elementary schools serving the Lincolnia PD, with the largest deficit projected at Columbia and Weyanoke Elementary schools. A capacity surplus is projected at the middle school and two high schools that serve students in the study area. The proposed Fiscal Year (FY) 2016-2020 Capital Improvements Program does not contain any capacity enhancements or renovations for the schools serving the study area.

There are no libraries, police stations, or fire and rescue stations located in the study area; therefore surrounding facilities provide these services to Lincolnia residents. Currently a need has not been identified to add these types of public facilities within or near the Lincolnia area.

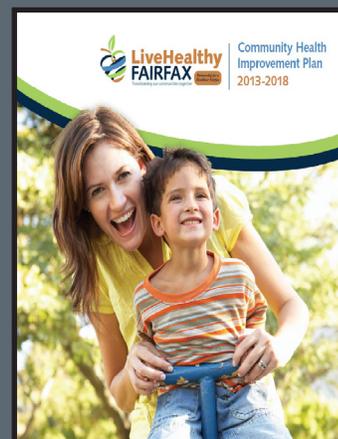
The Lincolnia PD receives sanitary sewer treatment from the Alexandria Renew Enterprises (AlexRenew) treatment plant, and water service from the Fairfax County Water Authority (Fairfax Water).

Human Services

Fairfax County is divided into four human services regions served by Coordinated Services Planning, a human services call center. The Lincolnia PD is part of Region 2. This region includes the Mason



Plant sale at Green Spring Farm/Moss House.
Source: Fairfax County



The Live Healthy Fairfax Initiative resulted from a coordinated effort by the Health Department and community partners.
Source: Fairfax County

Supervisor District and portions of Braddock, Dranesville and Braddock Supervisor Districts. The Lincolnia area includes neighborhoods with high concentrations of need in the county.

The Lincolnia Senior Center is a county-owned facility managed by the Fairfax County Department of Neighborhood and Community Services (NCS). NCS also schedules athletic activities at Holmes Middle School, Bren Mar Park, and the Plum Center. These facilities serve Lincolnia area residents.

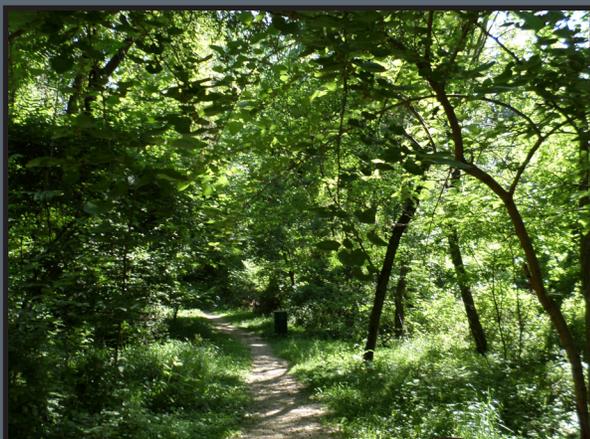
Parks and Recreation

The Lincolnia PD is served by a variety of parkland and recreation facilities. There are nine public parks totaling approximately 260 acres either completely or partially within the study area. Notable parks and recreation facilities in the study area include Pinecrest Golf Course and Green Spring Gardens.

According to the Fairfax County Park Authority facility needs assessment, there is a need for additional recreational facilities such as rectangle fields, basketball courts and playgrounds within the Lincolnia PD.

Observations and Conclusions

The Lincolnia PD can be characterized as a diverse and one of the most densely populated planning districts in Fairfax County. The Comprehensive Plan guidance for the Lincolnia PD has not been holistically assessed in over 20 years. Editorial updates of factual information and references should be completed. Should land use alternatives and/or other changes to the planning district Concept classification be assessed, these considerations should weigh both the desire for redevelopment and potential impacts to those who live and work in and around the area.



Trail in Bren Mar Park.
Source: Fairfax County



Pavilion in Bren Mar Park.
Source: Fairfax County